



**HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE
ZONING HEARING EXAMINER'S ACTION SHEET**

TUESDAY, July 21, 2015
9:00 A.M.

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

*Christopher L. Graeser-Zoning Hearing Examiner
Lorena Patten-Quintana, Planner
Angel Vallejos-Administrative Assistant*

For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

***Zoning Hearing Examiner
Planning Department
P.O. Box 1293
Albuquerque, NM 87103***

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

INTERPRETER REQUIRED:

- | | | | |
|----|------------------------|-------------------------|---|
| 1. | *IR* 15ZHE-0062 | Project# 1010416 | GUADALUPE TENA requests a special exception to Section 14-16-2-6 (B)(3): a VARIANCE of 15' to the required 15' rear yard setback for proposed addition for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) APPROVED |
| 2. | *IR* 15ZHE-0063 | Project# 1010416 | GUADALUPE TENA requests a special exception to Section 14-16-2-6 (B)(3): a CONDITIONAL USE to allow a carport in the front yard setback area for all or a portion of Lot 28A, Block 7, Tract(s) Unit 2, PUNO DE TIERRA ESTATES zoned R-D, located on 1519 DONA ARCELIA ST SW (M10) APPROVED |
| 3. | *IR* 15ZHE-0164 | Project# 1010492 | JOSE MALDONADO requests a special exception to Section 14-16-2-6 (E)(4)(a): a VARIANCE of 11' 9" to the required 15' rear yard setback to attach an existing shed to a proposed patio cover for all or a portion of Lot 9, Block B, DESERT SPRINGS SUB UNIT 3 zoned R-LT, located on 7315 BLUE AVENA AVE SW (M-10) APPROVED |

4. ***IR* 15ZHE-0166** **Project# 1010492** **JOSE MALDONADO** requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 2' 1" to the required 5' side yard setback for a shed that will attach to a proposed patio cover for all or a portion of Lot 9, Block B, DESERT SPRINGS SUB UNIT 3 zoned R-LT, located on **7315 BLUE AVENA AVE SW (M-10) APPROVED**
5. ***IR* 15ZHE-0167** **Project# 1010492** **JOSE MALDONADO** requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 3' 8" to the required 10' separation for an accessory structure to a proposed dwelling patio cover for all or a portion of Lot 9, Block B, DESERT SPRINGS SUB UNIT 3 zoned R-LT, located on **7315 BLUE AVENA AVE SW (M-10) APPROVED**
6. ***IR* 15ZHE-0171** **Project# 1010497** **BLANCA GARCIA** requests a special exception to Section 14-16-2-11(E)(4)(a): a VARIANCE request of 8' 6" to the required 15' rear setback to allow a proposed addition for all or a portion of Lot 48A, Block 11, MESA VERDE ADDITION zoned R-2, located on **8411 CHICO RD NE (K-19) DEFERRAL TO AUGUST 18, 2015**
7. ***IR* 15ZHE-0173** **Project# 1010499** **MARIO GRAJEDA** requests a special exception to Section 14-16-2-6(E)(3)(a): a VARIANCE request of 14' to the required 20' side setback required for a proposed addition on a corner lot. for all or a portion of Lot 423, Block 18, ATRISCO VILLAGE UNIT 2 zoned R-1, located on **11101 PECOS PL SW (M-8) APPROVED**
8. ***IR* 15ZHE-0161** **Project# 1010490** **BENITO AVILA CRUZ AND GILBERT AVILA** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 4 ft. to 6 ft. to the maximum 3 ft. height to allow an existing 7' 6" fence in the front yard setback area for all or a portion of Lot 23, Block 4, TAFOYA-ROSS ADDN zoned R-1, located on **5801 SUNSET GARDENS RD SW (K-11) APPROVED WITH CONDITIONS**

OLD BUSINESS:

9. **15ZHE-80035** **Project# 1010386** **MATTHEW L. MCGUIRE** requests a special exception to Section 14-16-3-3(B)(e): a VARIANCE of 3.5' to the required 10' separation for a proposed accessory building for all or a portion of Lot 1, Block B, CASA GRANDE MANOR zoned R-1, located on **2920 PALO ALTO DR NE (H23) APPROVED WITH CONDITIONS**
10. **15ZHE-80055** **Project# 1010397** **ROCHELLE ROBYN ATENCIO** requests a special exception to Section 14-16-2-6(B)(7): a CONDITIONAL USE to allow therapy as a home occupation for all or a portion of Lot 20, Block 17, DESERT TERRACE ADDN. UNIT 3 zoned R-1, located on **5020 SAN PEDRO CT NE (F-18) DEFERRAL TO AUGUST 18, 2015**
11. **15ZHE-80134** **Project# 1010441** **ALICE STEPHENS** requests a special exception to Section PG 108, NOB HILL SDP and 14-16-3-19(A)(2)(a) : a VARIANCE of 2' 8" to the maximum 3' height allowed in the front yard setback area for an existing wall for all or a portion of Lot 16, Block 45, University Heights zoned R-1, located on **417 TULANE DR SE (K-16) WITHDRAWN**
12. **15ZHE-80145** **Project# 1010467** **STEVE AND KAREN ARMSTRONG** requests a special exception to Section 14-16-3-19(A)(2)(a) : a VARIANCE of 3' 6" to the maximum 3' height to allow an existing fence in the front yard setback area for all or a portion of Lot 21, Block 5, MESA ARRIBA zoned R-1, located on **9813 MESA ARRIBA AVE NE (G-21) APPROVED WITH CONDITIONS**
13. **15ZHE-80149** **Project# 1010473** **MARK GONZALES & JOSEPH GONZALES** requests a special exception to Section 14-16-2-16(B)(7) : a CONDITIONAL USE for a proposed dwelling in a C-1 Zone on all or portion of Tract one (1) of the plat of Tracts 1 and 2 Lands of Jose E Ortega Estate. for all or a portion of Lot 1, Tract(s) 1, ORTEGA-JOSE E ESTATE zoned C-1, located on **2100 EDNA AV NW (address officially changed from 2200 EDNA AV NW, June 5, 2015 (J13) DEFERRAL TO AUGUST 18, 2015**

- 14. **15ZHE-80072** **Project#** **THOMAS F HELDT, JR AND MARIAN A HELDT** requests a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the maximum 3' height allowed for a proposed wall in the front yard setback area for all or a portion of Lot 9, Block C, CIELO DORADO zoned R-D, located on **7409 ELDERWOOD DR NW (H-10) APPROVED WITH CONDITIONS**
1010427

- 15. **15ZHE-80150** **Project#** **STEVE NAKAMURA- RACHEL MATTHEW HOMES** requests a special exception to Section pg 87 VOLCANO CLIFFS SDP (5)(a)(vii) : a VARIANCE request of 20' to the allowed 14' driveway access for a proposed new home for all or a portion of Lot 8, Block 7, VOLCANO CLIFFS UNIT 18 zoned SU-2 VCLL, located on **6504 PATO RD NW (D-10) DENIED**
1010474

NEW BUSINESS:

- 16. **15ZHE-80158** **Project#** **DAVID APODACA** requests a special exception to Section 14-16-2-6(E)(3)(b) and pg 26 North I 25 SDP: a VARIANCE of 5' to the required 10' corner side yard setback for a proposed shade structure for all or a portion of Lot 16 P-1, Block 4, Buena Vista Estates Unit 2 zoned SU-2 RD or SU-2 LMDR, located on **8505 RANCHO SANTA FE PL NE, (C-18) APPROVED**
1010486

- 17. **15ZHE-80159** **Project#** **FAMILY HOUSING DEVELOPMENT CORP (RICK DAVIS PRESIDENT FHDC, AGENT)** requests a special exception to Section PG 92 DOWNTOWN NEIGHBORHOOD SDP and 14-16-2-6(E)(4)(a): a VARIANCE request of 2' to the 5' required side yard setback for a proposed new home for all or a portion of Lot 6, Block 13, BELL TRADING POST HOMES zoned SU-2 DNA-SF, located on **201 LAGUNA BLVD NW (J-13) APPROVED**
1010487

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #18

IF YOU ARE AGENDA ITEMS #18-30

PLEASE COME TO THE HEARING AT 1:30 P.M.

- 18. **15ZHE-80160** **Project#** **WILLIAM ROGER (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6-(B)(3): a CONDITIONAL USE to allow for a carport in the front yard setback for all or a portion of Lot 7, Block 10, ALTA MONTE ADDITION zoned R-1, located on **6308 KIOWA AVE NE (G-18) APPROVED**
1010489

- 19. **15ZHE-80162** **Project#** **FRANKIE SALCIDO** requests a special exception to Section 14-16-3-8(E)(4)(a): a VARIANCE of 4' to the required 15' rear yard setback for a proposed addition for all or a portion of Lot 1-P1, Block D, AVALON Unit 1A zoned R-LT, located on **9126 SEASIDE RD NW (K-9) APPROVED**
1010491

- 20. **15ZHE-80163** **Project#** **FRANKIE SALCIDO** requests a special exception to Section 14-16-3-3(B)(2)(e): a Variance of 5' to the required 10' separation from an accessory building for a proposed addition. for all or a portion of Lot 1-P1, AVALON UNIT 1A zoned R-LT, located on **9126 SEASIDE RD NW (K-9) APPROVED**
1010491

21. **15ZHE-80165** **Project# 1010493** **NORMAN R. OR NANETTA L. LANDRY** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL** use to allow an existing carport in front yard setback area for all or a portion of Lot 5, Block 4, **SOUTHERN TERRACE SUBDIVISION** zoned R-1, located on **517 TEXAS ST SE** (L-19) **APPROVED**
22. **15ZHE-80168** **Project# 1010494** **TODD E. AND DEBRA L. OWEN (SPAM'S CONSTRUCTION, AGENT)** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E)(5)(a): a **VARIANCE** of 10' to the required 15' rear yard setback for a proposed garage for all or a portion of Lot 16, Block 51, **FOUR HILLS VILLAGE SEVENTEENTH INSTALLMENT** zoned R-D, located on **1621 CATRON AV SE** (M-23) **DEFERRAL TO AUGUST 18, 2015**
23. **15ZHE-80169** **Project# 1010495** **VANESSA PADILLA (AMANDA COROMINAS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow for a carport in the side yard setback for all or a portion of Lot 20-P1, Block 3, **LADERA VISTA** zoned R-D, located on **7112 HUERTO AVE NW** (H-10) **APPROVED WITH CONDITIONS**
24. **15ZHE-80170** **Project# 1010496** **DERRON HAVENOR (DAC ZONING & LAND USE SERVICES, AGENT)** requests a special exception to Section 14-16-3-1: a **VARIANCE** of 5 parking spaces to the required 10 parking spaces for Warehouse/ Office for all or a portion of Lot 6, Block 2, **DAVIS ADDITION** zoned M-1, located on **809 LOCUST ST SE** (K-14) **APPROVED WITH CONDITIONS**
25. **15ZHE-80172** **Project# 1010498** **BURL DONALDSON (KUPER DONALDSON, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(a): a **VARIANCE** of 8% to the allowed 25% for a total of 33% for an accessory structure in the required rear yard setback for all or a portion of Lot 21, Block 13, **GRANADA HEIGHTS ADDN** zoned R-1, located on **407 ALISO DR SE** (K 17) **APPROVED**
26. **15ZHE-80174** **Project# 1010500** **RONALD CORIO** requests a special exception to Section 14-16-2-19(B) and 14-16-2-20(B)(1)(c): a **CONDITIONAL USE** to allow an existing outside storage of building material or sales in an IP zone for all or a portion of Lot BIBIA1, **ABQ INDUSTRIAL PARK SITE** zoned IP, located on **3901 MIDWAY PL NE** (E-17) **APPROVED**
27. **15ZHE-80175** **Project# 1010502** **KYLE AND TIFFANY DEACON (MYERS, MCCREADY & MEYERS, PC., AGENT)** requests a special exception to Section 14-16-2-17(B)(7): a **CONDITIONAL USE** to allow proposed dwelling units in a C-2 zone for all or a portion of Tract(s) 2,3, **LANDS OF KREG HILL** zoned C-2, located on **1900 CANDELARIA RD NW** (G-13) **APPROVED**
28. **15ZHE-80176** **Project# 1010503** **ZACHARY HULME** requests a special exception to Section PG 79 MCCLELLAN PARK and 14-16-2-17(B)(19): a **CONDITIONAL USE** to allow products to be manufactured in a SU-2 C zone for all or a portion of Lot 13 &14, Block 8, **NORTHERN ADDITION** zoned SU-2 C, located on **120 MARBLE AV NW** (J-14) **APPROVED**
29. **15ZHE-80177** **Project# 1010505** **ROYCE KOHLMAYER (CARL GARCIA, AGENT)** requests a special exception to Section 14-16-2-6(B)(1): a **CONDITIONAL USE** to allow an existing accessory living quarters in a RA-2 zone for all or a portion of Lot 12, Block B, **LUKE** zoned RA-2, located on **1836 CHEROKEE RD NW** (G-13) **APPROVED WITH CONDITIONS**
30. **15ZHE-80178** **Project# 1010505** **ROYCE KOHLMAYER (CARL GARCIA, AGENT)** requests a special exception to Section 14-16-3-3(B)(2)(e): a **VARIANCE** request of 1' 11" to the required 10' separation to allow an existing accessory living quarters for all or a portion of Lot 12, Block B, **LUKE** zoned RA-2, located on **1836 CHEROKEE RD NW** (G-13) **APPROVED WITH CONDITIONS**